

Section 16. R-5.0 Zero-Lot-Line District Regulations

PURPOSES: The R-5.0 Zero-Lot-Line District is established to provide for areas requiring minimum lot sizes of five thousand (5,000) square feet for medium population densities within integral neighborhood units. This district is intended to be a zero-lot-line dwelling district allowing a maximum density of eight (8) units per acre.

USES GENERALLY: In an R-5.0 zero-lot-line district, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PRINCIPAL USES:

1. Single-family detached dwellings.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves, publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the City for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as temporary uses in new sub-divisions, provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Development Services affirming compliance with all the regulations of this section.

B. ACCESSORY USES:

The following uses shall be permitted as accessory uses to an R-5.0 zero-lot-line district provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation:

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, or roofed area.
3. No dwelling shall be closer than twelve (12) feet between the face of the exterior walls of neighboring dwelling unit.

4. Private swimming pool.
5. Storage buildings one hundred twenty (120) square feet or less have no plumbing.
6. Signs subject to the provisions of Section 60.
7. Customary home occupation.
8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.

When any of the foregoing permitted accessory uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

Accessory buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structure shall be measured from the top of the slab or from its bottom floor.

C. CONDITIONAL USES:

The following conditional uses may be permitted provided they meet the provisions of Section 48, and a Conditional Use Permit is issued.

1. Public and non-profit institutions of an educational, religious or cultural type excluding correctional institutions.
2. Non-profit community centers and swimming pools and tennis courts.
3. Public and private country clubs and golf courses excluding miniature golf courses.
4. Memorial gardens and cemeteries.
5. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.
6. Single Family detached dwellings with a minimum front yard depth of twenty (20) feet when the dwellings are constructed as period homes. A period home is defined as a house in which the exterior elevation incorporates

amenities from housing designs during the 1930's through the 1950's period.

When a twenty (20) foot front yard depth is established by a Conditional Use Permit, all lots fronting on one side of a street between two (2) intersecting streets, shall maintain a uniform front yard setback for the entire block.

Final elevations of proposed period homes, with type or kind of building material used, and a final plat shall be submitted as a part of the conditional use permit request. Calculation of the percentage of masonry of the entire structure shall be provided in the application for the conditional use permit. A Period Home Committee consisting of a member of the Planning and Zoning Commission (appointed by the Planning and Zoning Chairman), the City Council representative to the Planning and Zoning Commission, and the Township Restoration Coordinator may approve additional period home elevations or amendments to existing elevations when a conditional use permit is approved for period homes. The Director of Development Services may approve minor changes to the exterior elevations such as window, door, and porch railings.

D. LIMITATION OF USES:

1. No more than three (3) persons unrelated by blood or marriage may occupy residences with an R-5.0 Zero-Lot-Line Zoning District.
2. Storage of mechanical or farm equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.
3. Private or public alleys shall not be located in the twenty-five (25) foot required rear yard.
4. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS:

No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. DENSITY REQUIREMENTS:

The following density requirements shall apply:

1. Maximum Density: The maximum density within the R-5.0 District shall not exceed eight (8) dwelling units per acre of gross area.
2. Lot Size: Lots for any permitted use shall have a minimum area of five thousand (5,000) square feet.
3. Minimum Open Space: All areas not devoted to buildings, structures, or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.
4. Maximum Building Coverage: The combined area occupied by all main and accessory buildings and structures shall not exceed forty (40) percent of the total lot area.
5. Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking, and paved areas shall not exceed sixty (60) percent of the total lot area.
6. Minimum Floor Area: The minimum square footage of a dwelling unit shall be not less than twelve hundred (1,200) square feet of floor area.

G. AREA REGULATIONS:

The following minimum standards shall be required:

1. Depth of front yard, feet.....25

A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard, feet.....25
3. Width of side yard on each side shall be 6 feet.

Side yard setbacks for final subdivision plats approved between January 21, 1986 and December 16, 2003 shall be 12-inches on one side and 11-feet on the opposite side or, upon approval of a conditional use permit, six feet on each side.

Provided, however the side yard setbacks contained in this subsection G.3 shall not apply to final subdivision plats approved and filed prior to January 21, 1986 and the side yard setbacks applied to the approved plat shall be those in force and effect prior to the adoption of this ordinance.

- 4. Width of lot, feet.....50

Except reverse frontage lots shall be a minimum of seventy-five (75) feet in width.

- 5. Depth of lot, feet.....100

- 6. Distance between Buildings.
The minimum distance between principal or accessory buildings on adjacent lots shall be not less than twelve (12) feet.

- 7. Only one single-family detached dwelling shall be permitted on each lot or lot of record, as the case may be.

- 8. No dwelling shall be closer than twelve (12) feet between the face of the exterior walls of neighboring dwelling units.

H. BUFFER AREA REGULATIONS:

Whenever an R-5.0 Zero-Lot-Line District is located adjacent to an existing multi-family district (RMF-1, RMF-2, R-3.75, R-TH) or a non-residential district, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be setback a minimum of forty (40) feet from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms, or trees to adequately buffer adjoining uses.

I. HEIGHT REGULATIONS:

The following maximum height regulations shall be observed:

- 1. Height of principal structure, two (2) stories not to exceed thirty-five (35) feet.
- 2. Height of accessory structure, one story not to exceed sixteen (16) feet, except a storage building which shall not exceed ten (10) feet in height.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as an accessory use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of

Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

Parking of recreational vehicles, recreational trailers, motor homes, or boats (all listed hereinafter referred to as vehicles) is prohibited in the required front yard except in the following circumstances:

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Development Services (Director), or his designee, after a determination is made by the Director that it is not feasible to park said vehicle in the side or rear yard.
2. For any length of time for all or any part of three (3) consecutive days, the said vehicles may be parked in the required front yard on a paved driveway for three (3) consecutive 24-hour days, or any part of three (3) consecutive 24-hour days. For example, vehicle could be parked in front yard on Friday evening at 10:00 p.m. and all day for the next two (2) days, Saturday and Sunday, with the authorized parking time ending at 12:00 a.m. Sunday night. Parking of the vehicle in the front yard for all or any part of consecutive Friday, Saturday, and Sunday, or any other combination of three (3) consecutive days, is allowed. If the vehicle parked in front yard at any time on Monday in the example, the vehicle is parked in violation of this ordinance.

K. OFF-STREET LOADING

No off-street loading is required in the R-5.0 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.